



**PUBLIC HEARING NOTICE**  
**Zoning Board of Appeals**  
**43 (aka 41) Harvard Street (MBL 02-030-08-10)**

Flanders Harvard Street Associates applied to the Zoning Board of Appeals seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-020):

**Special Permit:** To extend, alter, or change a privileged nonconforming structure and/or use (Article XVI, Section 4)

Presently on the premises is a ±21,740 SF office building. The property is located in an BO-1.0 (Business, Office) zoning district. The petitioner seeks to install an elevator to allow access to the 2nd floor of the existing office building.

A public hearing on the application will be held on **Wednesday, April 17, 2024, at 5:30 PM** in the Esther Howland Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cityofworchester.webex.com/meet/zoningboardofappealswebex> and/or calling **844-621-3956 (Access Code: 2630 362 4924)**. *Note: if technological issues interrupt the virtual meeting component, the meeting will continue in person.*

Application materials may be viewed online at: <http://www.worcesterma.gov/planning-regulatory/boards/zoning-board-of-appeals>, or at City Hall, 455 Main Street, Rm. 404, Worcester, MA from 8:30 AM to 5:00 PM, Mon-Fri.

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**ADVERTISING DATES:** April 3 & April 10, 2024



**PUBLIC HEARING NOTICE**  
**Zoning Board of Appeals**  
**4 (Lot B) & 6 (Lot A) Cliff Street (MBL 31-002-002+5)**

B+V applied to the Zoning Board of Appeals seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-022):

**Special Permit:** To modify the parking dimensional and layout requirements, loading requirements, and/or the number of required parking spaces (Article IV, Section 7.A.2).

**Variance:** For relief from the minimum frontage requirement for a single-family dwelling in an RL-7 (Residence, Limited) zoning district (Article IV, Section 4, Table 4.2)

**Variance:** For relief from the minimum side-yard requirement for a single-family dwelling in an RL-7 (Residence, Limited) zoning district (Article IV, Section 4, Table 4.2)

Presently on the premises of 4 Cliff Street is an existing single-family detached dwelling. The property is located partially in an RL-7 (Residence, Limited) zoning district and partially in an MG-1.0 (Manufacturing, General) zoning district. The petitioner seeks to divide the lot and construct a 2-story, 3-bedroom, single-family detached dwelling at 6 Cliff Street (Lot A).

A public hearing on the application will be held on **Wednesday, April 17, 2024, at 5:30 PM** in the Esther Howland Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cityofworchester.webex.com/meet/zoningboardofappealswebex> and/or calling **844-621-3956 (Access Code: 2630 362 4924)**. *Note: if technological issues interrupt the virtual meeting component, the meeting will continue in person.*

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**PUBLIC HEARING NOTICE**  
**Zoning Board of Appeals**

**225 Shrewsbury Street & 68 Albany Street (MBL 16-031-00003 & -032-02+2A)**

Lundgren Equity Partners LLC applied to the Zoning Board of Appeals seeking a 6-month extension of time for the following relief previously approved by the Board on October 16, 2023 (ZB-2023-082):

*Extension of time:*

**Variance:** For relief from the maximum height dimensional requirement in an BG-3.0 Zone (Article IV, Section 4, Table 4.2)

Presently on the premises of 225 Shrewsbury Street is multi-tenant commercial structure and related surface parking and on 68 Albany Street is an industrial building. The property at 225 Shrewsbury Street is located in a BG-2.0 (Business, General) zoning district and the property at 68 Albany Street is located in a MG-2.0 (Manufacturing, General) zoning district, with both properties located wholly within the CCOD-S (Commercial Corridors Overlay District - Shrewsbury Street Subarea) and USOD (Union Station View Corridor Sign Overlay District) overlay districts. At 225 Shrewsbury Street the applicant seeks an extension of time for previously approved relief to construct a  $\pm 204,413$  SF,  $\pm 7$ -story, multifamily high-rise structure with  $\pm 218$  dwelling units, with the majority of the existing multi-tenant building to remain, to re-configure parking to provide  $\pm 178$  spaces, and conduct associated site improvements. At 68 Albany Street the applicant seeks to demolish the existing building, construct a  $\pm 100$  space surface parking lot, and conduct associated site improvements.

A public hearing on the application will be held on **Wednesday, April 17, 2024, at 5:30 PM** in the Esther Howland Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cityofworchester.webex.com/meet/zoningboardofappealswebex> and/or calling **844-621-3956 (Access Code: 2630 362 4924)**. *Note: if technological issues interrupt the virtual meeting component, the meeting will continue in person.*

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**PUBLIC HEARING NOTICE**  
**Zoning Board of Appeals**  
**16 Tamar Avenue (MBL 34-030-00014)**

GM Properties LLC applied to the Zoning Board of Appeals seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-024):

**Variance:** For relief from the minimum frontage requirement for a single-family dwelling in an RS-7 (Residence, Single-Family) zoning district (Article IV, Section 4, Table 4.2)

Presently on the premises is a ±2,715 SF single-family detached dwelling. The property is located in an RS-7 (Residence, Single-Family) zoning district. The petitioner seeks to subdivide the existing lot and construct an additional single-family detached dwelling with 3 bedrooms on the second lot, and associated site improvements.

A public hearing on the application will be held on **Wednesday, April 17, 2024, at 5:30 PM** in the Esther Howland Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cityofworchester.webex.com/meet/zoningboardofappealswebex> and/or calling **844-621-3956 (Access Code: 2630 362 4924)**. *Note: if technological issues interrupt the virtual meeting component, the meeting will continue in person.*

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**PUBLIC HEARING NOTICE**  
**Zoning Board of Appeals**  
**37 Natural History Drive (MBL 46-011-108-3)**

Rocco Leone applied to the Zoning Board of Appeals seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-004).

**Variance:** For relief from the minimum frontage requirement for a single-family dwelling in an RL-7 (Residence, Limited) zoning district (Article IV, Section 4, Table 4.2)

Presently on the premises is a vacant lot with an existing driveway. The property is located in an RL-7 (Residence, Limited) zoning district. The petitioner seeks to construct a new single-family detached dwelling and make associated site improvements.

A public hearing on the application will be held on **Wednesday, April 17, 2024, at 5:30 PM** in the Esther Howland Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cityofworchester.webex.com/meet/zoningboardofappealswebex> and/or calling **844-621-3956 (Access Code: 2630 362 4924)**. *Note: if technological issues interrupt the virtual meeting component, the meeting will continue in person.*

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**PUBLIC HEARING NOTICE**  
**Zoning Board of Appeals**

**112, 114, 116, 120 & 120 ½ Houghton Street & 1 Nuttall Lane (aka Blaire House) (MBL 35-006-00085, -00086, -00094; 35-007-87-92, -00019)**

Houghton Street Holdings, LLC applied to the Zoning Board of Appeals seeking a 1-year extension of time for the following relief previously approved by the Board on May 2, 2023 (ZB-2023-030):

*Extension of time:*

**Special Permit:** To allow a Nursing Home (General Use # 12, Table 4.1) in an RG-5 (Residence, General) zoning district.

Presently on the premises at 112, 114, 120 and 120 ½ Houghton Street are single-family detached dwellings, and at 116 Houghton Street is an existing nursing home with associated site improvements, and at 1 Nuttall Lane is an existing three-family dwelling. The property is located within an RG-5 (Residence, General) zoning district. The applicant seeks to extend the previously granted approval for demolition of most of the existing site improvements (including the residential dwellings, nursing home, and related parking) and construction of a new 87-bed nursing home (+/- 17,350 SF) with 38 parking spaces, along with associated site work.

A public hearing on the application will be held on **Wednesday, April 17, 2024, at 5:30 PM** in the Esther Howland Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cityofworchester.webex.com/meet/zoningboardofappealswebex> and/or calling **844-621-3956 (Access Code: 2630 362 4924)**. *Note: if technological issues interrupt the virtual meeting component, the meeting will continue in person.*

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**PUBLIC HEARING NOTICE**  
**Zoning Board of Appeals**  
**6 Brattle Street (MBL 49-028-00055)**

Kostantinos Angelis applied to the Zoning Board of Appeals seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2024-027):

**Special Permit:** To allow placement, filling, or dumping of earth or other material not associated with any construction activities (Article IV, Section 5.A.4)

Presently on the premises is a single-family detached dwelling. The property is located in an RS-7 (Residence, Single-Family) zoning district. The petitioner seeks to store soil onsite excavated from a building project located across the street at 1-7 Brattle Street, and then remove the soil after the completion of excavation.

A public hearing on the application will be held on **Wednesday, April 17, 2024, at 5:30 PM** in the Esther Howland Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cityofworchester.webex.com/meet/zoningboardofappealswebex> and/or calling **844-621-3956 (Access Code: 2630 362 4924)**. *Note: if technological issues interrupt the virtual meeting component, the meeting will continue in person.*

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